



## **EXCLUSIVE NEW BUILD PROPERTY RAVERNET ROAD, NEAR ROYAL HILLSBOROUGH**

- A Most Impressive And Exclusive Detached Residence To Be Constructed On A Generous Setting With Panoramic Views And Private Aspects Only 2.4 Miles From Royal Hillsborough Village
- Spacious And Highly Adaptable Family Accommodation Extending To Approximately 3040 Square Feet
- Highly Desirable And Convenient Location Close To Royal Hillsborough, Sprucefield (1.8 miles) And Lisburn
- Generous PC Sum Of £40,000 For Kitchen, Bathrooms And Wood Burning Stove
- Spacious Family Room With Large Corner Window And Bifold Doors With Panoramic Views
- Open Plan To Luxury Kitchen And Dining Area / Utility Room / Cloakroom With Low Flush Suite
- Lounge With Option For Fireplace / Optional 4, 5 or 6 Bedroom Layout (see floorplans)

**PRICE: OFFERS IN THE REGION OF £775,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING tbc**

**REF:HG011024DL**

- Master Bedroom Suite With Dressing Room And Shower Room En Suite
- First Floor With Games Room And Study (Optional Bedrooms 5 And 6)
- Large Detached Double Garage With Remote Control Roller Shutter Door And Plaster Finish Internal Walls
- Fabulous Setting Extending To Approximately 0.7 Acre / Lawns Topsoiled And Grass Seed
- Large Patio Area With Rural Outlook And Panoramic Views
- Tarmac Driveway And Parking Areas / Gated Entrance With Remote Control Gates / Estate Railing To Front Boundary
- Excellent Specification To Include Air Source Heat Pump And Solar Panels / Underfloor Heating To Ground Floor / Heat Recovery System / Grey PVC Double Glazed Windows And External Doors / Alarm System / Oak Internal Doors / Internal Painting Throughout (one colour)
- This most outstanding family home will be constructed and finished to the highest standards and offer an impressive list of modern day technology to keep it warm and running costs low. The location will be ideal for commuting to work and schools with easy access to A1 dual carriageway and M1 motorway at Sprucefield. Royal Hillsborough Village is only a short drive where one can enjoy village life with its many pubs, restaurants, cafes and local shops.

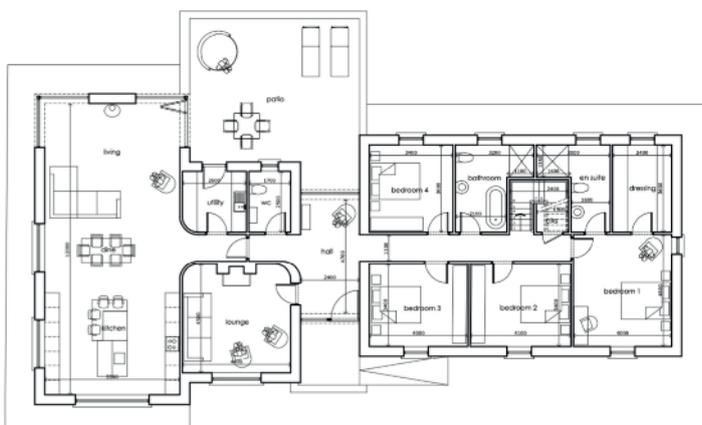


....floor areas

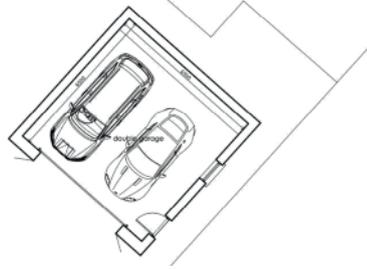
ground floor plan 2390 sq feet  
first floor plan 650 sq feet  
garage 460 sq feet



.... first floor plan



.... ground floor plan



....david haire  
architectural design

25a lower tobberohry lane limerick M52, Co. Du.  
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project  
proposed replacement dwelling at  
127 avonnet road limerick

title |

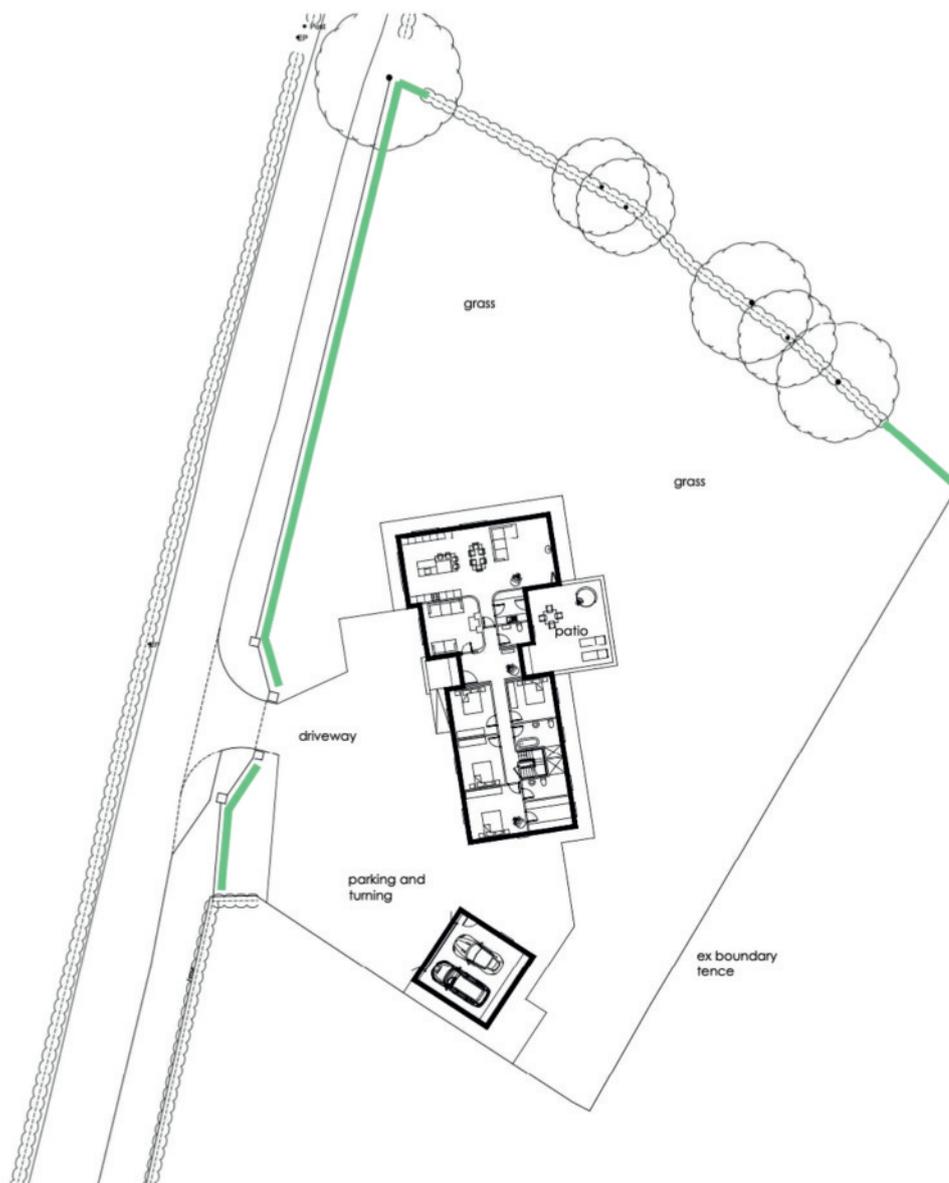


**TENURE: FREEHOLD**

**RATES PAYABLE: Not yet assessed**

**DIRECTIONS:** From Ravarnet proceed along Ravarnet Road towards Hillsborough, number 127 (building site) is 0.4 mile on the left.

Please note, the builder may make some changes to the specification and dimensions during construction, we recommend the purchaser checks with the builder to establish if any changes are to be made prior to exchange of contract. All drawings, artist impressions, floorplans and site plan are for guidance or illustration purposes only. The builder will consider selling the property without pc sums and the buyer can arrange their own fit out for kitchen and bathrooms etc.



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.